



TOWN OF TEWKSBURY LOCAL HOUSING PARTNERSHIP

Meeting Minutes January 15, 2014

Present was Chairman, Steve Deackoff, and members Greg Peters, and Melissa Maniscalco. Also in attendance were Steven Sadwick, Director of Community Development, Nancy Reed, Planning Board representative and Melissa Johnson, Recording Secretary.

Ron Roy, Ray White, Jay Axson, Laura Caplan, and Scott Wilson, Board of Selectman representative, were not in attendance.

The meeting was posted. There was no quorum and no motions or votes were taken. Discussion took place on the following:

Approval of meeting minutes - December 11, 2013

The approval of meeting minutes was tabled to the next meeting as there was not a quorum.

A) 2014 Goal Setting

Mr. Sadwick provided the members with a copy of the goals from the production plan and noted that he would like to discuss these goals at the next meeting or when there is a quorum. Mr. Sadwick will forward the documents to the members who are not present for their review and discussion at the next meeting. Mr. Sadwick requested those present review the goals and provide their input.

B) Shawsheen Place Update

Mr. Sadwick explained that the financial report has been completed by the financial advisor, Mr. Jacobs, and they now need to speak with the lawyers to see if the report will be made public or kept confidential. Mr. Sadwick hopes to know what the analysis said by the next LHP meeting.

Ms. Maniscalco noted that she was contacted by one of the Section 8 tenants at Shawsheen Place who informed her that they received a telephone call from the landlord that the deal was over with the Town and that they are no longer accepting affordable units under the new property owner. There are currently six Section 8 tenants at Shawsheen Place. The rent will now be increased. Ms. Maniscalco explained that she

would like to see if the Affordable Housing Trust Fund (AHTF) could be used to pay the difference in the rent to allow these tenants 1 year to find new housing. Mrs. Reed cautioned against using the AHTF in such a manner as everyone would expect this same treatment and noted that Board of Selectmen approval would be also be required. Mr. Sadwick explained that typically the AHTF is used towards purchases or onetime items and not something that continues on a monthly basis. Mr. Sadwick explained that this is contrary to the discussions that have occurred and he will look into this matter further when he meets with the town manager tomorrow.

C) Habitat for Humanity Update

Mr. Sadwick explained that town counsel, Attorney Charles Zaroulis, has received the necessary information to begin the transfer of the property to Habitat for Humanity . Was looking for bid notices, town meeting votes, addendum to RFP, etc.

D) Villas at Meadow View Update

Ms. Maniscalco noted that a meeting with the attorneys took place today. The projection remains for June occupancy. Ten of the units will be local preference and there is also a Veteran's preference with local Veteran's receiving the first preference. Mr. Sadwick asked who will be managing the building and Ms. Maniscalco explained that the Tewksbury Housing Authority will be the manager and Elder Services is the owner.

Old Business

Ms. Maniscalco noted that the lottery for Maple Court will be held next Thursday at the library. There was only one application received.

New Business

Ms. Maniscalco asked Mr. Sadwick if he has been contacted by David Hale regarding Village Green. Mr. Sadwick confirmed this and explained that Village Green is being sold, but Omni Partners will remain as the general manager.

Respectfully submitted,

6-11-14


Approved:

NO Documents provided to Committee Members.